



**Re: SUB2015-00042 TR2558 OAK TERRACE , LP, South County E -Referral ,  
Nipomo**

**Michael Stoker** to: Brandi Cummings

12/23/2015 02:39 PM

Cc: Cheryl Journey, Martin Mofield

Brandi,

Please find Buildings comments for SUB2015-00042 below. Please let me know if you have any questions.

In regards to this preliminary review, a building permit is required for the individual dwellings and grading. The drawings provided are for a proposed 15 unit tract. The project will need to comply with current codes adopted by the County of San Luis Obispo at the time of building permit submittal (Current version of the California Building Standards Codes and Title 19 of the SLO County Codes at time of permit submittal).

While a thorough plan review will be conducted at time of building permit application, the following items are noted to assist design review once the dwellings are ready to be permitted;

- 1) A separate building permit will be required for each individual structure.
- 2) A pre application meeting will be needed prior to submitting for a building permit to answer any questions and / or discuss code related issues.
- 3) The design of the openings, projections, wall rating based on fire separation distance will need to be shown on the plans to comply with CRC Section 302, including Table 302.1(2) for buildings with sprinklers.
- 4) Provide plans which clearly show the structural design for the residences to verify compliance with the prescriptive requirements of the California Residential Code (current version) or any structural element not complying with the prescriptive requirements will need to be prepared by a California Licensed Design Professional (Architect or Engineer) justifying the structural design.
- 5) The stairways, handrails, and guardrails will need to be detailed on the plans to comply with the current version of the CRC,
- 6) A window schedule will need to be provided for each unit showing the glazing requirements and egress window sizes.
- 7) Provide an electrical plan to show the location of all receptacles, light switches, and smoke detectors and Co alarms, etc...
- 8) Provide notes and information on the plans for the plumbing fixtures requirements, the design of the waste lines, vents, and water lines will all need to comply with the California Plumbing Code.
- 9) Provide mechanical plans showing the size of any FAU's and duct layout complying with CGBC and CMC.
- 10) Energy calculation will need to be submitted to verify compliance with the California Energy Code.
- 11) The plans will need show compliance with the California Green Building Code and the County of San Luis Obispo's Green Building Ordinance.

- 12) A grading permit and SWPPP plan will need to be submitted for review.
- 13) Fire sprinklers will be required for the structures and plans for the design submitted under a separate permit.
- 14) Note: if the applicant is interested in the E-Plan Review process for this project, please contact Martin Mofield at 781-5629 to obtain more information.

Thanks

Michael Stoker  
Building Division Supervisor, CASp  
805.781.1543



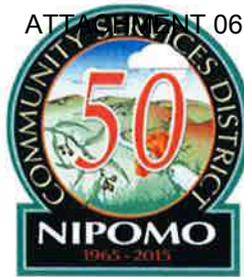
# NIPOMO COMMUNITY

ATTACHMENT 06

# SERVICES DISTRICT

## BOARD MEMBERS

CRAIG ARMSTRONG, PRESIDENT  
DAN GADDIS, VICE PRESIDENT  
BOB BLAIR, DIRECTOR  
ED EBY, DIRECTOR  
DAN WOODSON, DIRECTOR



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MICHAEL W. SEITZ, GENERAL COUNSEL

*Celebrating 50 Years of Service to the Community, 1965 - 2015*

148 SOUTH WILSON STREET POST OFFICE BOX 326 NIPOMO, CA 93444 - 0326  
(805) 929-1133 FAX (805) 929-1932 Website address: ncsd.ca.gov

RECEIVED

JUL - 2 2015

NIPOMO COMMUNITY SERVICES DISTRICT

**This is not a Will Serve letter**

May 27, 2015

Oak Terrace, LP  
912 N. Ridge View Drive  
Santa Maria, CA 93455

**SUBJECT: INTENT-TO-SERVE WATER, SEWER AND SOLID WASTE SERVICE  
TRACT 2558 APN 092-572-053  
MAGENTA AND PRIMROSE LANE, NIPOMO  
15-LOT RESIDENTIAL DEVELOPMENT**

An Intent-to-Serve letter for District services including water, sewer and solid waste for APN 092-572-053 (Tract 2558), in Nipomo, a 15-lot residential development (the "Project"), is granted with conditions.

**This Intent-to Serve-letter is limited to the Project as described above.**

**This Intent-to-Serve Letter shall be effective upon Owner's signature below. The Applicant must return a signed copy of the Intent-to-Serve Letter within thirty (30) days of issuance.**

**The following conditions must be satisfied prior to the District issuing a Will Serve Letter:**

## GENERAL CONDITIONS

- Project shall obtain solid waste, sewer and water service for all parcels.
- Each new parcel shall be served by a single one (1) inch meter and backflow assembly for indoor use and fire sprinkler service, if approved by CAL FIRE of SLO County.
- All existing water and sewer improvements shall be inspected, tested and brought into compliance with current District standards prior to District's acceptance of the project.
- Applicant shall install a gravity sewer system, in accordance with District standards, in Mary Street.
- A sewer and water master plan review of project impacts will be required. The applicant may be required to install a replacement sewer line in Juniper Street from the east side of Mary Street to the junction of Juniper Street with Frontage Road.
- CAL FIRE of SLO County must approve the development plans prior to District approval. Fire capacity charges are applicable if dedicated fire service laterals are required.

- Record a restriction, subject to District approval, on the property prohibiting the use of well(s) to provide water service to any parcel within the Project.
- Properly abandon any existing groundwater wells and provide documentation to District.
- Record a restriction, subject to District approval, on all parcels prohibiting use of self-regenerating water softeners.
- Comply with District water conservation program.
- Pay all appropriate District fees associated with this development. The estimated fee deposit for the project is \$291,000 based on the current District fee schedule.
- Applicant shall provide the District with a copy of County application approval and County project conditions of approval.
- Enter into a Plan Check and Inspection Agreement and provide a deposit.
- Submit improvement plans in accordance with the District Standards and Specifications for review and approval. Applicant shall provide plans consistent with current District Standards and based on the proposed lot configuration.
- Any easements required for water and sewer improvements that will be dedicated to the District shall be offered to the District prior to final improvement plan approval.
- Any easements required for private water and sewer laterals shall be recorded prior to final improvement plan approval and shall be subject to District approval.
- All water and sewer improvements to be dedicated to the District shall be bonded for or otherwise secured in the District's name.
- A Will-Serve letter for the Project will be issued after improvement plans are approved and signed by the District.
- Applicant shall make a non-refundable deposit ("Deposit") at the time the District issues a Will Serve Letter in an amount equal to the then calculated Fees for Connection.
- Fees for Connection shall be calculated and owing as of the date the District sets the water meter(s) to serve the affected property from which the amount of the Deposit shall be deducted.

#### **CONDITIONS TO SETTING WATER METERS**

- Construct the improvements required and submit the following:
  - Reproducible "As Builts" - A mylar copy and digital format disk (PDF) which includes engineer, developer, tract number and water and sewer improvements
  - Offer of Dedication
  - Engineer's Certification
  - Summary of all water and sewer improvement costs
- Solid waste collection services are mandatory. Applicant shall provide proof that the Project is provided with solid waste removal services in accordance with District regulations.
- The District will set water meter(s) upon proof of a building permit from the County of San Luis Obispo, the District's acceptance of improvements to be dedicated to the District, if applicable, and the final payment of all charges and fees owed to the District.

#### **AUTOMATIC TERMINATION**

- This letter is void if land use is other than residential use as defined by the District.
- Intent-to-Serve letters shall automatically terminate on the first to occur:
  - Failure of the Applicant to provide District with written verification that County application for the Project has been deemed complete within two hundred forty (240) calendar days of the date the Intent-to-Serve Letter is issued; or

- o Three (3) years, from date of issuance. However, Applicant shall be entitled to a one-year extension upon the following conditions:
  - Applicant makes written application for the extension prior to the expiration of the Intent-to-Serve Letter.
  - Applicant provides proof of reasonable due diligence in processing the Project.
  - Applicant agrees to revisions of the conditions contained in the Intent-to-Serve letter consistent with then existing District policies.
- This Intent-to-Serve letter shall be subject to the current and future rules, agreements, regulations, fees, resolutions and ordinances of the District.
- This Intent-to-Serve letter may be revoked, or amended, as a result of conditions imposed upon the District by a court or availability of resources, or by a change in ordinance, resolution, rules, fees or regulations adopted by the Board of Directors.
- The District reserves the right to revoke this "Intent-to-Serve letter at any time.
- The Applicant shall provide a signed copy of the Intent-to-Serve letter within thirty (30) days of issuance.

If you have any questions, please call.

Very truly yours,

NIPOMO COMMUNITY SERVICES DISTRICT



Michael S. LeBrun, P.E.  
General Manager

I, George Newman, have read the foregoing Intent-to-Serve Letter for water, sewer and solid waste service for APN 092-572-053 and by my signature below, agree to the conditions contained herein.

Date:

6/18/15

Owner



George Newman  
Print Name (Owner)



ATTACHMENT 06  
 SAN LUIS OBISPO COUNTY  
**DEPARTMENT OF PUBLIC WORKS**

Wade Horton, Director

County Government Center, Room 206 • San Luis Obispo CA 93408 • (805) 781-5252

Fax (805) 781-1229

email address: [pwd@co.slo.ca.us](mailto:pwd@co.slo.ca.us)



## MEMORANDUM

Date: January 27<sup>th</sup>, 2016  
 To: Brandi Cummings, Project Planner  
 From: Glenn Marshall, Development Services Engineer  
 Subject: **Public Works Project Referral for SUB2015-00042 – Oak Terrace LP Tract 2558, Magenta Ln., Nipomo, APN 092-572-053**

Thank you for the opportunity to provide information on the proposed subject project. It has been reviewed by several divisions of Public Works, and this represents our consolidated response.

**~~PUBLIC WORKS REQUESTS THAT AN INFORMATION HOLD BE PLACED ON THIS PROJECT UNTIL THE APPLICANT PROVIDES THE FOLLOWING DOCUMENTS FOR OUR REVIEW AND COMMENT:~~**

- ~~1. Provide a preliminary Grading and Drainage Plans as follows:
 
  - ~~a. Show proposed drainage facilities and Post Construction facilities to ensure adequate areas are being provided to handle storm water requirements.~~
  - ~~b. The project will be required to retain all run-off on site.~~~~
  
- ~~2. The project meets the applicability criteria for Storm Water Management and is required to submit a Storm Water Control Plan Application and Coversheet. The Storm Water Control Plan application and template can be found at:
 

~~<http://www.slocounty.ca.gov/Assets/PL/Forms+and+Information+Library/Construction+Permit+Documents/Grading+and+Drainage+Documents/SWCP+Application+Pkg.pdf>~~

~~The Post Construction Requirement (PCR) Handbook can be found at:~~

~~[http://www.slocounty.ca.gov/Assets/PL/Grading+and+Stormwater+Mgmt/new\\_stormwater/PCR+Handbook+1.1.pdf](http://www.slocounty.ca.gov/Assets/PL/Grading+and+Stormwater+Mgmt/new_stormwater/PCR+Handbook+1.1.pdf)~~~~

**Public Works Comments:**

- A. Improvement plans for Tract 2558 were approved March 7, 2007 and most work appears to have been completed. Public Works recommends bringing forward all previous conditions of approval for Tract 2558, S020372T, as approved by Resolution No. 2005-035.
  
- B. The project meets the applicability criteria outlined in the Land Use Ordinance, Section 22.10.155 for Storm Water Management; therefore, the project is subject to the NPDES General Permit Attachment 4 Design Standards.
  
- C. The proposed project is within the South County Road Improvement Fee Area 1. Payment of Road Improvement Fees is required prior to building permit issuance.

- D. The project meets the applicability criteria for Storm Water Management and is required to submit a Storm Water Control Plan Application and Coversheet. As the project will be required to retain all storm water run-off, the project may be found exempt from storm water control requirements.

### **Recommended Public Works Conditions of Approval**

1. Complete all conditions of approval in substantial accordance with Resolution No. 2005-035, Tract 2558, (S020372T), Exhibit B.
2. **At the time of application for construction permits**, the applicant shall demonstrate whether the project (including both public and private improvements) is subject to the LUO Section for Storm Water Management by submitting a Storm Water Control Plan (SWCP) to show what is required to satisfy post construction requirements for storm water treatment. It shall be prepared by an appropriately licensed professional to the County for review and approval. The SWCP shall incorporate appropriate BMP's, shall demonstrate compliance with Storm Water Control Standards and shall include a preliminary drainage plan, a preliminary erosion and sedimentation control plan. The applicant shall submit complete drainage calculations for review and approval.
  - a. Retention of all site and improvement storm water run-off may exempt this project from storm water control requirements.



## Public Health Department

Jeff Hamm  
Health Agency Director

Penny Borenstein, M.D., M.P.H.  
Health Officer

**Public Health**  
Prevent. Promote. Protect.

February 18, 2016

Oak Terrace, LP  
912 N. Ridge View Drive  
Santa Maria, CA 93455

**ATTN: CASEY O'CONNOR**  
**RE: TENTATIVE TRACT MAP 2558**  
**APN: 092-572-053**

### Water Supply and Wastewater Disposal

This office is in receipt of **preliminary evidence** of water and sewer service (in the form of an Intent to Serve letter) from the Nipomo Community Services District for the above noted tract map. The document is dated May 27, 2015.

Be advised that a final will serve letter for both water and sewer services will be required prior to final map recordation. The improvements for water and sewer in favor of each parcel shall be built, accepted and immediately serving or bonded for prior to recordation. The bond must be reviewed and approved by County Public Works **prior** to recordation of the map.

**TRACT MAP 2558** is approved for Health Agency subdivision map processing.

LESLIE A. TERRY, R.E.H.S.  
Environmental Health Specialist  
Land Use Section

c South County Team, County Planning  
NCSD



DEPARTMENT OF PLANNING AND BUILDING

Promoting the wise use of land - Helping to build great communities

JAN 6 2016

RECEIVED DEC 27 2015

DATE: 12/17/2015

TO: Cal - Fire

TREC DEC 27 2015

FROM: BRANDI CUMMINGS, 805-781-1006, BCummings@co.slo.ca.us  
South County Team / Development Review

PROJECT DESCRIPTION: SUB2015-00042 TR2558 OAK TERRACE, LP, PROPOSED 15 UNIT TRACT, Nipomo APN: 092-572-053

Return this letter with your comments attached no later than 14 days from receipt of this referral. CACs please respond within 60 days. Thank you.

PART I - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- YES. (Please go on to PART II.)
- NO (Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)
- NO (Please go on to PART III.)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

SEE ATTACHED FIRE SAFETY PLAN.

Date 1/6/2016

Name TRAVIS CRAIG

Phone 805-593-3427

-160



**CAL FIRE**  
**San Luis Obispo**  
**County Fire Department**

635 N. Santa Rosa • San Luis Obispo, CA 93405  
 Phone: 805-543-4244 • Fax: 805-543-4248  
[www.calfireslo.org](http://www.calfireslo.org)



*Steve Reeder, Acting Fire Chief*

January 6, 2016

County of San Luis Obispo  
 Department of Planning and Building  
 County Government Center  
 San Luis Obispo, CA 93408

Subject: Parcel Map Project # 2015-00042

Ms. Cummings,

I have reviewed the referral for the parcel map plans for the proposed 15 parcel subdivision project located at Oak Terrace (TR2558) in Nipomo California. This project is located approximately 4 minutes from the closest CAL FIRE/San Luis Obispo County Fire Station. The project is located in Local Responsibility Area. This project is required to comply with all fire safety rules and regulations of the California Fire Code.

The following conditions shall apply to this project:

**Water Supply**

This project will require a community water system which meets the minimum requirements of the California Fire Code.

**Access Road**

This project will meet San Luis Obispo County Department of Public Works for roadway width and parking standards. CAL FIRE will require a properly designed and installed vehicular turn around on Magenita Lane.

**Future Building**

Any future building on the proposed lots will require a Fire Safety Plan from CAL FIRE/ SLO County Fire.

**Final Inspection**

This project shall require a final inspection by CAL FIRE/San Luis Obispo County Fire to ensure conditions are met. When the conditions have been met contact fire prevention at **543-4244 ext. 3429** and ask for a final inspection.

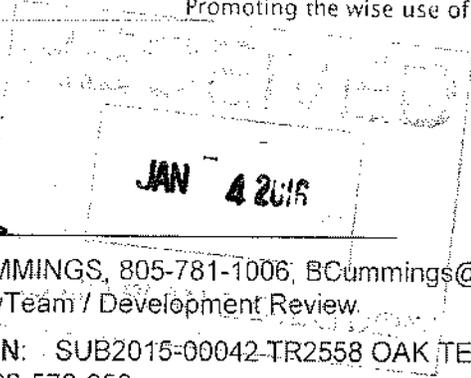
Sincerely,

Fire Captain



# DEPARTMENT OF PLANNING AND BUILDING

Promoting the wise use of land - Helping to build great communities.



DATE: 12/17/2015

TO: Parks

FROM: BRANDI CUMMINGS, 805-781-1006, BCummings@co.slo.ca.us  
South County Team / Development Review

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IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

Pay Quimby Fees

12/24/15  
Date

E. Kavanaugh  
Name

805/781-4089  
Phone